



FOR LEASE 1,150 SF

# EVERGREEN PLAZA

1966 MOUNTAIN ROAD  
MONCTON, NB

 **CUSHMAN & WAKEFIELD**  
Atlantic



# EVERGREEN PLAZA

## 1966 MOUNTAIN ROAD, MONCTON, NB

### Property Features

Situated on a prominent lot on the edge of Moncton North, Evergreen Plaza at 1966 Mountain Road offers an exceptional ground-floor commercial space. With a direct entrance on Mountain Road, this unit enjoys high visibility and significant traffic. This unit is perfectly suited for a variety of uses, including retail, service commercial, professional office, insurance company, health and wellness, and more.

Unit A1 - 850 sf  
Unit A2 - 300 sf

UNITS A1 & A2 must be rented as a combined 1,150 sf suite. Unit A1 features 850 sf of bright, open concept space with two private washrooms, elegant tile flooring and high exposed ceilings. Unit A2 is connected to A1 and features an additional 300 sf built out front area with expansive windows, impressive natural light, and offers an added linear frontage of +/- 22 ft. **Two-tiered possession: A2 is available in November 1st 2024. An earlier possession and fixturing is possible in A1 as it's currently vacant.**

Lease rate:	Starting at \$30 psf gross (inc. heat and power)
Accessibility:	Wheelchair accessible ground floor
Signage:	High profile opportunity W/ building signage and roadside pylon sign
Parking:	+/- 34 parking spots for the building
Traffic count:	East: 9,992 West: 8,581





# EVERGREEN PLAZA

## 1966 MOUNTAIN ROAD

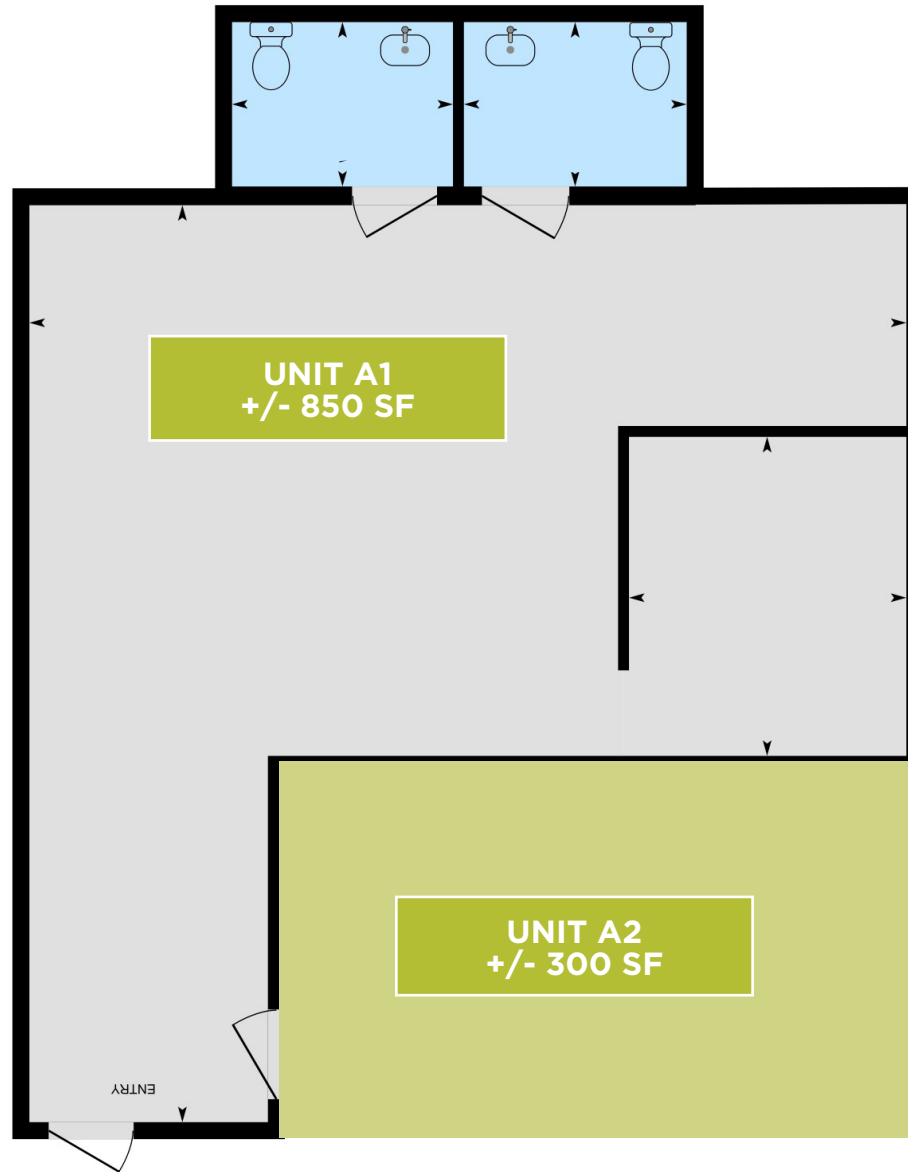


Units are located on a busy intersection at the North-West end of Mountain Road

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UNIT A1 & A2 - 1,150 SF



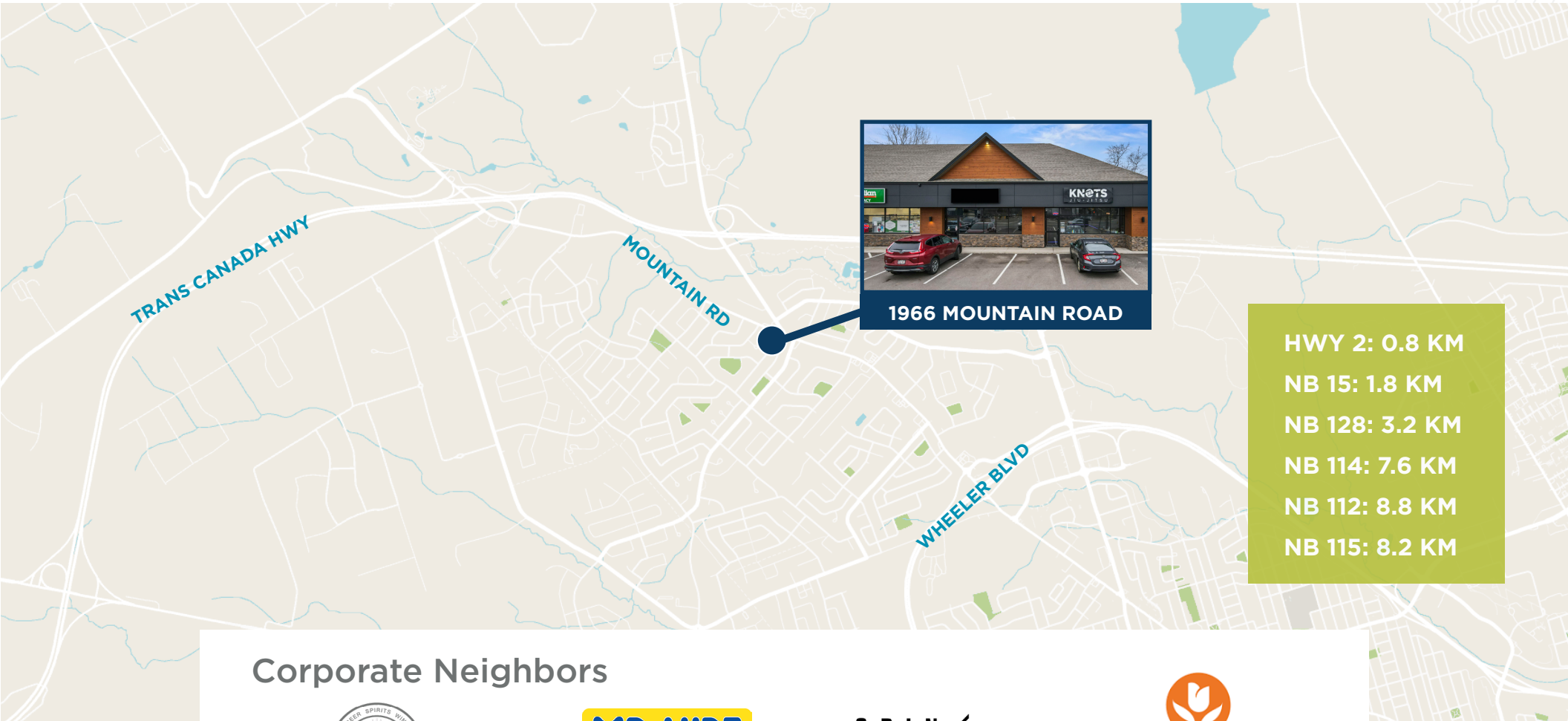
VIRTUAL TOUR





# EVERGREEN PLAZA

## 1966 MOUNTAIN ROAD



- HWY 2: 0.8 KM
- NB 15: 1.8 KM
- NB 128: 3.2 KM
- NB 114: 7.6 KM
- NB 112: 8.8 KM
- NB 115: 8.2 KM

### Corporate Neighbors







**FOR MORE INFORMATION, CONTACT:**

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